

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE January 14, 2010

OFFICE OF Planning Department

3091 County Center Drive Suite 140 AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am 10:00 hearing begins

FLAG SALUTE

ROLL CALL: Ken Denio(Chairman), Gerry Brentnall(Vice Chairman), Richard Johnson (Secretary), Harry Crabb, Mickey Gray, Jeffrey Moss and Larry Sevison *All commissioners present.*

VOTE OF PLANNING COMMISSION OFFICERS:

Commissioners voted 7:0 to have the following order:

- a. Selected 2010 Chairman: Gerry Brentnall
- b. Selected of 20 10 Vice Chair: Richard Johnson
- c. Selected of 2010 Secretary: Harry Crabb

10:04 am

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, Agency Director reported on the activities throughout the County. On January 12, 2010 at the Board of Supervisor hearing District 5 (Supervisor Montgomery) requested that a portion of District 5 be added back into the PCCP boundaries. The Board voted unanimously to add the boundary. Staff is preparing the final document and will be sending it to state and federal agencies for review. On the January 28th agenda the Planning Commission will hear the Atwood 80 a 65-lot planned residential development off Atwood in Auburn; a subdivision modification for a Tahoe cabin addition; an Extension of Time for a Ski Lift at Northstar and a Zoning Text Amendment for Medical Marijuana dispensaries. Also at the Board's February 9th meeting they will hear an appeal for the General Plan Amendment for the Caldwell property and a third party appeal of the Saint Josephs Church previously heard by the Planning Commission. Staff is busy working on several Zoning Text Amendment including a hens and fowl ordinance in residential areas, special setbacks for solar panels as well as working on the implementation of the housing element, housing fee waivers, and TRPA MOU regarding second units in the Tahoe Basin.

Gerry Brentnall commented that Loren Clark gave an excellent presentation on the PCCP at the last meeting and it was well received.

PUBLIC COMMENT - Following the consideration of any correspondence and/or

10:08 am

reports, the public was offered the opportunity to discuss with the Planning

Commission, matters not included on the current agenda.

No Public Comment was received.

1) 10:05 am 10:08 am to 10:50 am end DRAFT ENVIRONMENTAL IMPACT REPORT (PEIR 20070164)

RANCHO DEL ORO

SUPERVISORIAL DISTRICT 4 (UHLER)

Paul Thompson sitting in for EJ Ivaldi

Public comments were received on the Draft EIR and will be responded to in

the Final EIR.

Provide an opportunity for public to comment on the Rancho Del Oro Draft EIR. The proposed project includes a Rezone and Tentative Subdivision Map on a 119 acre parcel located in Granite Bay. The subject parcel is currently zoned RS-AG-B-100 PD= .83 and is designated as Rural Low Density Residential, .9 to 2.3 acre minimum in the Granite Bay Community Plan. The applicants are requesting that the subject parcel be rezoned to RS-B-42 DL 0.83 to allow for the development of approximately 89 single-family residential lots. The proposed project would also include nine open space lots. The applicant is also proposing entry gates for the subdivision.

Project Location: The project is located on Olive Ranch Road opposite

Rollingwood Subdivision, 1/4 mi east of Cavitt-Stallman Road in the Granite Bay

area.

APN: 046-090-012

Total Acreage: 117.51 acres

Zoning: RS-AG-B-100 PD = 0.83 (Residential Single Family, combining

Agriculture combining a minimum Building Site of 100,00 square feet (or a 2.3 acre min), combining Planned Residential Development of .83 dwelling units per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC **Applicant:** A.R. Associates **Owner:** Tsakopoulos Investments

County Staff:

Planning: EJ Ivaldi (530) 745-3147

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

2) 10:35 am 10:50 am to 11:24 am end **CONDITIONAL USE PERMIT (PCPA 20090391)**

HIDDEN FALLS REGIONAL PARK

FINAL ENVIRONMENTAL IMPACT REPORT(PEIR - T20070444)

SUPERVISORIAL DISTRICT 2 (WEYGANDT) Unanimously Continued to

January 28, 2010

@ 11:00 am

7:0

Public comments were received.

SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Consider a request from Placer County Facility Services for approval of a Conditional Use Permit to add approximately 979 acres to the existing 221 acre Hidden Falls Regional Park and construct improvements that include an access and parking area off Garden Bar Road, road improvements along Garden Bar Road, an expansion of the existing parking lot, construction of a multi-use trail system, and implementation of other passive recreational facilities that would be located within the park. The Planning Commission will also consider certification of the Final Environmental Impact Report prepared for the project.

Project Location: The project area is located along portions of Coon and Deadman Creeks south of the Bear River and Big Hill Road, north of Mt. Vernon and Mt. Pleasant Roads, east of Garden Bar Road and west of Bell and Hubbard Roads between North Auburn and the City of Lincoln.

APNs: 026-072-045, 026-072-047, 026-072-049-510, 026-072-050-510, 026-072-

054, 026-072-055, 026-072-056, 026-072-057, 026-072-062, 026-072-063, 026-072-076, 026-080-065, 026-080-066, 026-080-067, 026-080-068, 026-080-069, 026-080-070, 026-080-071, 026-080-072, 026-080-091

Total Acreage: 1,200 acres

Zoning: O (Open Space), F-B-X-50 acre minimum (Farm combining a minimum

Building Site of 50 acres)

Community Plan Area: Placer County General Plan **MAC Area**: Rural Lincoln MAC and North Auburn MAC

Owner/Applicant: Placer County Facility Services, Parks Division

County Staff:

Parks: Andy Fisher (530) 886-4901 Planning: Lisa Carnahan (530) 745-3067

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

3) 10:55 am 11:32 am to

12:50 end

NUISANCE ABATEMENT

THOMAS AND TONI CASTLEMAN- 975 WHITE OAK DRIVE-COLFAX SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Commission supported staff's recommendation subject to the findings and in the staff report. Property owner was present and given 30 (thirty) days from the date of order to clean up

property.

5:1

Consider a request from the Building Department-Code Enforcement Division, for authorization to hire a contractor/vendor to clean up and remove excessive amount of open storage of vehicles and correct current conditions of the property that are in violation of the applicable codes which include: 1) excessive numbers of vehicles stored, 2) unlicensed and/or inoperable vehicle storage exceeding 200 square feet, 3) storage of vehicles not licensed to an owner, tenant, or resident, 4) storage of unregistered/inoperable vehicles within the front setback area, 5) storage of vehicle numbers in excess of five (5).

Project Location: Project is located at 975 White Oak Drive in the Colfax area.

APN: 099-120-012 **Total Acreage:** 3 acres

Zoning: RS-AG-B-X 3 ac min (Residential Single Family, combining Agriculture,

combining minimum Building Site of 3 acres)

Community Plan Area: Colfax Community Plan

Commissioner MAC Area: Weimar/Applegate/Colfax MAC

Moss - no Owner: Thomas and Toni Castleman

County Staff:

Commissioner Building: Code Enforcement Officer Kathy Wisted (530) 745-3053 Crabb - absent

MEETING ADJOURED 12:50 pm